

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

DECEMBER 17, 2007

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

#### Present

Harold Sanger, Chairman  
Steve Lichtenfeld, Aldermanic Representative  
Mike Schoedel, City Manager  
Jim Liberman  
Marc Lopata  
Scott Wilson

#### Absent:

Debbie Igielnik

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

#### MINUTES

The minutes of the regular meeting of November 26<sup>th</sup>, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each member.

The minutes of the regular meeting of December 3, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each member.

#### ZONING ORDINANCE TEXT AMENDMENT – NEW ARTICLE 33 (UTILITY FACILITIES)

Catherine Powers explained that recently, the State of Missouri enacted rules and regulations pertaining to utility facilities, which will require cable companies to follow certain procedures throughout the process of providing service and installing equipment. Most of these regulations are contained in an Ordinance to be considered by the Board of Aldermen; however, there is a section that pertains to the placement of utility facilities on private property which requires a zoning amendment to codify regulations. This codification is contained in a new Article 33 of the

Zoning Ordinance and references throughout the Ordinance. The regulations allow the Planning Department to work with the provider to place the facilities in an acceptable location and to require screening where appropriate. The state regulations, however, do require that the permit be issued within 30 days from application. Catherine indicated that staff does not anticipate these new regulations to have a major impact, since the City does not foresee many desiring to utilize private property for installation of facilities, but believe most facilities will be placed in the right-of-way, for which a separate Ordinance has been prepared. Catherine asked the public hearing take place and that the Commission recommend approval of the new Article 33 to the Board of Aldermen.

Chairman Sanger asked if this Ordinance only covers antennas.

Catherine Powers replied “no”; she stated the Ordinance covers a variety of utility facilities. She then referred to the definition of “Facilities”, as contained in the packet material.

Chairman Sanger asked, then, to replace the word “antenna” with “utility” in Section 33.1, (2) (b). Chairman Sanger then noted that staff’s memorandum indicates that a permit be issued within thirty (30) days; however, the Ordinance states thirty-one (31) days.

Catherine Powers indicated that she would ask the City Attorney about that issue.

Chairman Sanger asked if an application can be denied.

Catherine Powers replied “yes”.

Steve Lichtenfeld asked if utility easements are included in the right-of-way for this purpose.

Catherine Powers advised the members that this Ordinance only covers private property and that a separate Ordinance covers utility easements in the right-of-way.

Marc Lopata noted a typographical error in Article 33.3(b) (2) (the word “technical”).

Staff noted that the correction would be made.

Marc Lopata recommended in the event of arbitration, that the City select an arbitrator from the American Arbitration Association.

Kevin O’Keefe stated that he does not recommend being bound by one provider.

Marc Lopata asked what happens if an owner fails to cure a problem.

Catherine Powers stated that the permit can be revoked.

Kevin O’Keefe stated that the facility can be removed at the owner’s expense. He advised Marc that there are provisions in place for such action.

Being no further questions or comments from the Commission members, Chairman Sanger asked that the public hearing be opened.

Steve Lichtenfeld made a motion to open the public hearing. The motion was seconded by Mike Schoedel and unanimously approved by the members.

There were no questions or comments from members of the public.

Steve Lichtenfeld made a motion to close the public hearing. The motion was seconded by Mike Schoedel and unanimously approved by the members.

Steve Lichtenfeld made a motion to recommend approval of the final draft of the new Article 33 to the Board of Aldermen (corrections to be made based on discussions here this evening). The motion was seconded by Mike Schoedel and received unanimous approval.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 405 CARSWOLD (CONTINUED)

Ms. Lauren Strutman, project architect, was in attendance at the meeting. Also in attendance were Scott Runyon, owner/developer and Larry Wurm, project engineer.

Catherine Powers stated that this is continued consideration for the construction of a new single family residence. The proposed structure consists of a 2-story brick and stone single-family residence with a two-car rear entry garage. The site measures approximately 7,500 square feet and is located in the Wydown Forest subdivision. The proposed structure now measures 3,566 square feet instead of the originally proposed 3,850 square feet. The length of the structure has also been reduced in length by 6 feet and it has been moved back on the site by 2.86 feet. The height is approximately 28.6 feet as determined from the average existing grade to the midpoint of the roof. The R-2 Single Family Dwelling District allows up to 55% impervious coverage. The plans indicate that the existing impervious coverage is 2,730 square feet or approximately 36.4% of the site. The new plans show impervious coverage at 51.8% of the site. Additionally, the developer is proposing 895 square feet of pervious concrete for the turn-around area, which will mitigate the impact of storm water due to impervious coverage. A storm sewer is located within an easement to the west of the property. The applicant is proposing to connect all downspouts and drains directly to this sewer. Trash storage on the civil site plan is within an enclosure off the rear of the driveway turnaround and screened with a 6-foot high wood fence. The HVAC units are shown on the site plan to be located on the south side of the house approximately 6 feet from the property line and screened with a wood fence. This property contains several trees which will be removed to accommodate the new structure. The plans show 141 caliper inches of trees to be removed. The applicant is proposing 107-inches of replacement trees. The applicant is proposing to preserve and protect five trees, including two street trees. There are brick pavers located in the tree lawn which need to be removed at the request of the Public Works Department. The landscape plan does not show these pavers to be removed nor are the City's Tree Protections standards shown. Because of the caliper inch deficiency (34-inches), the developer will be required to pay \$4,080 into the City's Forestry Fund. Catherine stated that the existing home seems out of character with the other homes in the Wydown Forest subdivision. The developer is now proposing 51.8% impervious coverage and a pervious driveway turn-around. Additionally, the building footprint has been reduced and the structure pushed back on the site. As previously indicated, a revised landscape plan must be submitted to staff which includes the removal of the brick pavers in the tree lawn

and the City's Tree Protection Standards. Additionally, the applicant must provide a payment to the City's Forestry Fund of \$4,080 for the caliper deficiency prior to receiving a building permit. Staff believes the impervious coverage and setbacks are in conformance with the R-2 Single Family Zoning Ordinance requirements and that this most recent revision has made the size and mass of the structure consistent with others in the Wydown Forest area. Catherine indicated that staff recommends approval of the site plan with the following conditions:

1. That the applicant provide a revised landscape plan showing the removal of the brick pavers in the tree lawn and the City's Tree Protection Standards,
2. That the City's Tree Protection Standards be followed for all trees which are to remain,
3. That the developer submit a payment of \$4,080 to the City's Forestry Fund for caliper deficiency prior to receiving a building permit, and
4. That the Public Works Department review the design of the permeable concrete turn-around area to ensure compliance with industry standards.

Ms. Strutman introduced herself and Mr. Runyon and Mr. Wurm to the members. A site plan was presented. She stated that the structure has been shortened by 6 feet, it has been pushed back further on the site, it has been reduced in square footage and that pervious concrete has been incorporated into the plans for the turn-around area.

Chairman Sanger asked if the proposed pervious product has been used before.

Catherine Powers replied "yes"; she stated that it has been approved on one or two previously approved projects. She added that the Building Official and Public Works Director both find the product acceptable.

Ms. Strutman commented that if the pervious concrete were excluded from the coverage calculations, their coverage would be at 40%.

Catherine Powers reminded the Commission that no credit is given for the use of pervious material (i.e. it is included in the impervious coverage calculations/percentages).

Chairman Sanger clarified that the 51.8% coverage includes the pervious concrete.

Ms. Strutman stated that the structure is now 39 feet wide and that the side yard setbacks are increased from what is required (a 15.4' right side setback is being provided and a 8.1' left side setback is being provided).

Jim Liberman referred to staff's comment contained in the memorandum that states that "the size and mass of the structure consistent with others in the Wydown Forest area".

Catherine Powers stated that the project is in conformance with the Code and that the revisions have brought it into more conformity with other area houses.

Marc Lopata referred to a comment made at a previous meeting in which someone stated that most of the houses in Wydown Forest are less than 2,500 square feet.

Jason Jaggi stated that information is difficult to substantiate; some are larger and some are smaller.

Marc Lopata stated he is happy to see the square footage reduced, but is concerned about the landscaping in that some of the newly planted trees may die. He asked if it would be feasible to put more money into the City's Forestry Fund.

Catherine Powers advised the members that the City's contracted landscape architect finds the proposal acceptable.

Marc Lopata asked about requiring a bond.

Jason Jaggi stated that there are some cases where larger trees are believed to be in danger and as such, bonds are requested.

Mike Schoedel commented that sometimes, our landscape architect recommends a bond be posted, but that is not the case in this situation.

Chairman Sanger asked why a bond was not asked to be posted or additional funds paid into the Forestry Fund.

Jason Jaggi noted that a bond was asked to be posted for the 204 N. Central project that is to be heard this evening due to the planting of 6" trees and other issues.

Chairman Sanger asked if the house was sold.

Mr. Runyon replied "no"; he stated it is a spec house.

Catherine Powers reminded the members that once the building permit is finalized out and the new owner takes occupancy, trees can be removed without penalty.

Jim Liberman noted a discrepancy between Sheets C-1 and L-1 with regard to a 12" tree in the front yard. Jason Jaggi noted the discrepancy and stated that it will be corrected.

Mr. David Bales, 419 Carswold, briefly discussed the landscape plan with Ms. Strutman. He then asked how far back the house will sit on the lot.

Ms. Strutman indicated that the subject structure will be placed 4 feet further back on the lot than the structure to its left.

Mr. Bales commented that information contained in St. Louis County's web site states that the average house in Wydown Forest is 2,107 square feet and that only 6% of the homes in Wydown Forest are 3,000 square feet or more. He stated that he is not objecting to the size of the house. He asked that consideration be given to the fact that Ms. Bourque's house (401 Carswold) is

the third smallest house in the subdivision. He noted that the largest existing house in the area (7629 Carswold) is 3,542 square feet.

Chairman Sanger commented that consideration is always given to the area, but as areas develop, larger houses are constructed. He stated that the house that is being demolished for this new construction has the least character in the area and that with the cost of land, a 2,100 square foot house cannot be built. He stated that he believes this is the best that can be done.

Mr. Bales stated he wonders what infill development will end up on the corner.

Chairman Sanger stated that situation will be dealt with when an application is submitted.

Being no further questions or comments, Mike Schoedel made a motion to approve the site plan per staff recommendations. The motion was seconded by Steve Lichtenfeld and received the following voice call vote: Ayes: Chairman Sanger, Steve Lichtenfeld, Mike Schoedel, and Scott Wilson. Nays: Jim Liberman and Marc Lopata. The site plan was approved by a vote of 4 to 2.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of red brick with stone accents. A small amount of stucco is proposed on the rear bay. Windows will be casement; the color is not specified. A rear-entry two car garage is proposed. The driveway is proposed to be exposed aggregate concrete and the turn-around area is proposed to be permeable concrete. The roofing material will be architectural shingles; the color is not specified. Trash will be located in an enclosure at the rear off the driveway turnaround screened with wood fence. The HVAC units are located on the south side of the house and screened with a 4-foot high wood fence. Catherine indicated that the massing of the house represents a full two-story on all elevations. The streetscape drawing shows a 1 ½ story to the south and a two-story on the north corner lot. Staff believes the proposed design represents a higher quality design than the existing residence, and with the most recent revisions, this development is consistent with other homes in Wydown Forest. The applicant has submitted trustee approval. Catherine stated that staff's recommendation is to approve per the site plan memorandum.

Ms. Strutman presented a color rendering. Samples of the brick (rust colored mixed red), roof (architectural shingle slate blend-Antique Slate color), window (tan clad), and stone were presented. She stated the house is a traditional style and slopes toward the front to lower the roofline.

Scott Wilson asked about water run-off down the driveway.

Ms. Strutman stated there will be retention system under the pervious concrete to pick up extra drainage.

Marc Lopata suggested providing the purchasers with an O & M manual (regarding the pervious concrete).

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Marc Lopata and received unanimous approval.

## BOUNDARY ADJUSTMENT – 37 CRESTWOOD & 806 AUDUBON

Mr. Mitchell Margo, attorney, was in attendance at the meeting.

Catherine Powers explained that this adjustment is requested due to the location of the existing fence between the two lots and the continued maintenance and improvements of the adjoining yard areas. The plat, as presented, will create minor adjustments along the rear property lines of Adjusted Lots 9 of the Claverach Park Subdivision and Lot 15 of the Moorlands Addition Subdivision. The boundary adjustment will convey 111 square feet of Adjusted Lot 9 Claverach Park to Lot 15 Moorlands Addition. The attorneys representing each of the property owners indicate that the owners approve the plat. Catherine stated that staff is of the opinion that the proposed boundary adjustment is minor. The adjusted lot lines as shown on the plat are in compliance with the minimum lot areas as required in the R-2 Single Family Dwelling District. Staff recommends approval with the following conditions:

1. That the applicant provide a Mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements; and
2. That the applicant file the plat with the St. Louis County Recorder of Deeds office and submit proof of filing to the City within 30 days of Plan Commission approval.

Mr. Margo stated he agrees with staff and will comply with their recommendations.

Chairman Sanger asked if a similar boundary adjustment was previously done.

Jason Jaggi informed the members that this is the third adjustment.

Mike Schoedel stated that former Mayor Uchitelle's property was previously involved in an adjusted plat.

Chairman Sanger asked if this adjustment is due to the location of an existing fence.

Catherine Powers replied "yes".

Being no further questions or comments, Jim Liberman made a motion to approve the boundary adjustment plat per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

Kevin O'Keefe noted that he took no part in the aforementioned matter as Mr. Margo is an attorney in his law firm.

## SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 204 N. CENTRAL AVE.

Mr. Paul Fendler, project architect, was in attendance at the meeting.

Catherine Powers explained that the proposed project consists of a 2 ½ story, approximately 34.25 feet in height, 3,760 square foot brick single-family residence with a two-car rear entry garage. The site measures approximately 12,800 square feet and is located in the Bemiston subdivision. The R-3 One and Two Family Dwelling District allows up to 35 feet in height. Partial stories above the 2<sup>nd</sup> floor are permitted provided the limit in height limit is not exceeded. The R-3 One and Two Family Dwelling District allows up to 55% impervious coverage. The plans indicate that the impervious coverage prior to demolition was 5,740 square feet or approximately 44.8% of the site. The new plans show impervious coverage at 7,014 square feet or 54.8% of the site. A storm sewer is located within the North Central right-of-way. The applicant is proposing to connect most of the downspouts and drains to this sewer. Due to grade restraints, two downspouts will drain to the driveway pavement surface on the rear of the house. The plans indicate that the water will be directed to the street and a 6-inch curb will be installed to prohibit water from affecting the neighboring property to the east. The plans show the driveway and turnaround material to be stamped concrete. Trash storage on the civil site plan is within an enclosure accessible from the driveway and screened with a brick wall and fence. The HVAC units are not shown on the site plan; however, the application states they will be located in the rear yard and screened with landscaping. An extensive landscape plan has been submitted showing numerous walkways with formal gardens and fountains. The perimeter of the site is proposed to have a 1'-19" brick wall with regularly spaced 4-foot high brick columns. Between the columns and above the walls will be a 29" wrought iron fence. Catherine indicated that this site contains several mature street trees and numerous trees located on the property itself. The applicant is proposing to save all of the street trees but will remove all but one tree on the private property. The applicant is proposing to remove 203-inches of trees which require replacement and has provided 150-inches of new trees. The City's contracted landscape architect has reviewed the landscape plans and has concerns with the large caliper of the proposed 6-inch trees. Given this concern, staff recommends that an inspection by the City's contracted landscape architect be performed one year after the certificate occupancy is issued to determine the survivability of the trees. Any trees that have not survived would have to be replaced or the difference paid to the City Forestry fund. Because 53-caliper inches are not being replaced, the applicant will be required to pay \$6,360 to the City's Forestry Fund. Additionally, there is potential that some of the street trees may be damaged due to construction, particularly those adjacent to the driveway approach and the sewer connection. The Public Works Department has requested that a bond be submitted in the amount of \$6,960 in the event that the three impacted trees require removal and replacement after construction. This bond needs to be in effect until one year after occupancy. Catherine stated that this site previously contained two houses, which were demolished approximately one year ago and the property is currently vacant. Impervious coverage is near the maximum permitted for the site which means no additional impervious coverage in the future can be approved. To provide further storm water mitigation staff recommends that the rear drive and turnaround be constructed using a permeable surface such as porous concrete or permeable pavers. With the addition of these permeable surfaces, staff believes that the storm water mitigation proposed would be acceptable and will not impact adjacent properties. Several existing trees will be removed and will not be replaced which will require a caliper deficiency payment of \$6,360. Staff believes that in order to accommodate more trees, the paved areas would need to be reduced. Additionally, staff is recommending that a bond be furnished to the City to cover any damages to the street trees and that an inspection be performed by the City's contracted landscape architect one year after the certificate of occupancy is issued to determine the survivability of the trees on site. If it is determined that the trees have not survived the owner will need to replace the caliper inches on site or pay the difference into the City's Forestry fund. Staff would also note that the landscape plan with the entry gates and



perimeter walls are somewhat out of character compared to the surrounding area. Nonetheless, staff believes the impervious coverage, setbacks, and height are in conformance with the R-3 One and Two Family Dwelling District Zoning Ordinance requirements and recommends approval of the site plan with the following conditions:

1. That the applicant provide a revised site plan showing a permeable surface for the driveway and turnaround for staff review and MSD approval prior to the issuance of a building permit.
2. That the applicant pay \$6,360 to the City's Forestry Fund for tree caliper deficiency or provide a revised landscape plan showing a reduction in impervious coverage to accommodate additional trees for staff review and approval prior to the issuance of a building permit.
3. That a bond be submitted to the City in the amount of \$6,960 and in effect for one year after the certificate of occupancy is issued to be tendered in the event that the street trees are damaged by construction and need to be replaced.
4. That an inspection be performed by the City's contracted landscape architect one year after the certificate of occupancy is issued to determine the survivability of the trees on site. If it is determined that the trees have not survived the owner will need to replace the caliper inches on site or pay the difference into the City's Forestry fund.
5. That the HVAC units be shown on a revised site plan and be fully screened with staff approval for the screening material.

Mr. Fendler informed the members that this house is being built for a private owner. He stressed the importance of looking at the landscape plan with the design of the house, as it is an entire package and tied together. He stated the house and landscaping is terraced down as the property slopes towards the east.

Chairman Sanger asked for clarification that the house is oriented toward Pershing.

Mr. Fendler indicated that is correct. He stated that the Central Avenue elevation is the most visible and will feature the lawn area and perimeter plantings. He stated the fountain and entry gate is on the Pershing side of the property.

Chairman Sanger commented that the house itself is not that large.

Mr. Fendler agreed. He stated that given the setbacks, the house cannot be too large.

Chairman Sanger asked if the impervious coverage is primarily from the landscape areas.

Mr. Fendler replied "yes".

Steve Lichtenfeld commented that the landscaping is extensive and asked the need for all the paving. He stated the paving seems over scaled and overly wide (12' wide driveway and flat stone at its narrowest at 7' wide). He stated it seems as though there is a lot of extra paving.

Mr. Fendler stated there are a lot of gardens and a wide walkway to the house which is consistent with the formal entryway. He stated the driveway could go down to 10 feet, but believes the landscaping will soften the paved areas.

Steve Lichtenfeld asked if the intent is for the driveway to be the entry way versus the gated entrance. He stated it seems to him like a walled compound with the only entrance being from the driveway.

Mr. Fendler indicated that the gates off Pershing will be open the majority of the time. He reiterated that the landscaping will soften the feel of the property.

Steve Lichtenfeld commented that the composition between the house and the landscaping is beautiful, but that it feels more like Savannah than Clayton.

Jim Liberman asked if the outside will be used.

Mr. Fendler replied "very much so". He stated that almost every room in the house has some type of direct access to the outside (French doors, balcony, etc.).

Jim Liberman asked if other houses face Pershing.

Mr. Fendler replied "yes".

Jim Liberman asked if the landscape architect (out of Mississippi) has done any local projects.

Mr. Fendler replied "yes".

Jim Liberman asked if locations of his work could be provided to the members.

Mr. Fendler stated he would try and obtain that information.

Scott Wilson asked what elevations contain the brick columns and wrought iron fencing.

Mr. Fendler indicated that feature is on the Pershing and Central elevations.

Scott Wilson asked what is located on the east elevation.

Mr. Fendler indicated that the east elevation contains a wood fence and that a solid brick wall will be along the back side of the property.

Scott Wilson commented that it seems out of character with the neighborhood and that it does not feel right for that intersection.

Steve Lichtenfeld referred to the structure one block east on Pershing at the corner.

Catherine Powers advised the members that the house Steve is referring to is the Mills' house which is more substantial than this one.

Mike Schoedel stated that the Mills' house was a very large, precedent setting house and that the area itself is a hodgepodge. He stated he would like to see some pervious characteristics and a nicer material off Pershing.

Steve Lichtenfeld agreed. He stated the proposal calls for a 6" curb on the east side of the driveway and asked what happens when drainage reaches the sidewalk or when water freezes. He, too, suggests the use of more pervious material.

Mr. Fendler stated that could be considered. He reiterated that the house is not that large. He stated he is aware that this is a very visible corner and that once it is all completed, the property will be beautiful.

Jim Liberman stated that he is most concerned with the height of the entrance gate and would like to see it at 4 feet.

Mr. Fendler reiterated that he suspects that gate to be open the majority of the time.

Jim Liberman asked if there is a dog fountain on the corner.

Mr. Fendler replied "yes".

Marc Lopata asked if a 3-story house is acceptable.

Catherine Powers stated that 2 ½ stories is acceptable provided the ½ story is under a sloping roof and the height limitation is not exceeded.

Jason Jaggi advised Marc that per the City's Zoning Ordinance, this structure is considered to be 2 ½ stories.

Marc Lopata stated that the standard is that the ½ story must be uninhabitable. He asked if the City has its own definition of "story".

Jason Jaggi replied "yes".

Marc Lopata asked the height of the wall along Central & Pershing.

Mr. Fendler stated the solid brick wall is 18" off the ground with wrought iron on top.

Marc Lopata stated that he, too, would like to see pervious material and that he would prefer pervious pavers versus pervious concrete. He asked when the old structures were demolished.

Catherine Powers replied "about a year ago".

Marc Lopata stated he is concerned about the close proximity of the structure to the house on the north side.

Mr. Fendler indicated that the setbacks meet Code.

Chairman Sanger stated that he thinks it looks like a compound and although the landscaping is glorious, it seems a little over done and almost has a museum like entrance.

Ms. Julia Scott, 7807 Pershing, stated that she likes the proposal and believes it will be lovely to look at and an asset to the neighborhood.

Marc Lopata asked where the condensers will be placed.

Mr. Fendler stated they will be back by the trash enclosure, but not sure of the exact location.

Marc Lopata suggested a geo thermal unit.

Chairman Sanger indicated that he had a procedural question and asked how a permit can be issued with cost TBD (to be determined).

Catherine Powers advised the members that cost information will have to be provided to the Planning Department prior to building permit issuance.

Mr. Charles Wolfing, area resident, indicated that he had to tie into the storm sewer along Bemiston at his expense and asked where storm water connection is to be made for this project.

Mr. Fendler stated they will tie into the North Central Avenue storm sewer.

Steve Lichtenfeld asked if the grade will essentially be the same inside the wall as it will be outside.

Mr. Fendler replied "yes".

Being no further questions or comments, Marc Lopata made a motion to approve the site plan per staff recommendations with the use of permeable pavers for the driveway. The motion was seconded by Steve Lichtenfeld and received unanimous approval of the Commission.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of red brick with a texture made to look like older brick. Stone and wood accents are proposed as architectural accent features. Windows will be double hung, white in color. The Central Avenue façade will contain a two-level covered porch with pre-cast columns and two prominently placed chimneys. The perimeter brick wall will be constructed of the same brick as the residence. The garage door will be stained wood, carriage style. The driveway is proposed to be stamped concrete. The residence will contain a gray/green slate roof. Trash will be located in an enclosure on the north side of the house and screened with a brick wall. As indicated in the site plan memo, the HVAC

units and screening material has not been shown on the plans. Catherine stated that the proposed residence represents a very symmetrical, formal design. The streetscape shows the massing of the house to be similar to the condo building to the north. As viewed from Pershing, the residence will be larger compared to the adjacent property to the east; however, the proposed design steps down to one story and is 48-feet from the rear property line. Given the elaborate design of the house and grounds, this house will have strong visual presence on this corner. Catherine stated that staff recommends approval as submitted.

Mr. Fendler presented a color rendering to the members. He stated the residence features quite a few windows and will step down to the east where the lot slopes to minimize the mass on that elevation. Also, a 2 story covered porch will be located on the Central Avenue (west) elevation to help soften that elevation.

Samples of the tumbled red brick (to replicate used brick), clad window (white), and slate roof (green/gray with a hint of red) were presented.

Scott Wilson commented that it was a well thought out structure.

Mike Schoedel asked if the entire top floor is an office.

Mr. Fendler stated that the office is not huge. He stated there will also be a bathroom on that floor.

Steve Lichtenfeld asked if the elevator will go up to the top floor.

Mr. Fendler replied “no”.

A brief discussion regarding dormers took place. Mr. Fendler stated that there are no dormers proposed for the east elevation. Steve Lichtenfeld noted that the dormers proposed for the north elevation are not shown on Sheets A1 & A2.

Mr. Fendler agreed. He stated that there will be dormers on the north elevation.

Chairman Sanger asked Mr. Fendler to provide staff with the addresses of the projects the landscape architect has done locally.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Mike Schoedel and received unanimous approval of the Board.

Mike Schoedel commented that it is a very good looking house.

Mr. Fendler stated they hope to break ground this spring.

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Jim Liberman congratulated Mike Schoedel on his new position and the Board members wished Mike luck.

Chairman Sanger asked about the Trianon Project.

Mike Schoedel indicated that the City has heard nothing yet, except that they are attempting to extend their closing date.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:05 p.m.

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Recording Secretary